

TRANSFER
TAX
PAID**Know all Persons by these Presents,**

008152

That I, TERRY J. COUTURE of the City of Waterville, County of Kennebec and State of Maine,

in consideration of one dollar (\$1.00) and other good and valuable considerations,

paid by THE KENNEBEC VALLEY COMMUNITY ACTION PROGRAM, INC., a corporation duly organized and existing under and pursuant to the laws of the State of Maine and whose mailing address is 101 Water Street, P.O. Box 1529, Waterville, Maine - 04901,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said THE KENNEBEC VALLEY COMMUNITY ACTION PROGRAM, INC., its successors

heirs and assigns forever,

THE FOLLOWING LOTS OR PARCELS OF LAND together with any buildings and improvements erected thereon, situate, lying and being in the City of Waterville, County of Kennebec and State of Maine and separately bounded, described and designated as follows, to wit: -

Lot No. 1 - EASTERLY about 45 feet by the westerly side of Water Street; southerly about 75 feet by land designated as 107 Water Street; westerly about 40 feet by land designated as 5 Libby Court and northerly parallel to said Libby Court about 82 feet.

BEING the same premises acquired by Lena Carey who died testate on December 10, 1975 and whose estate has been duly probated in the Kennebec County Probate Court - Docket No. 45299, under and by virtue of a certain Deed from Rose Nadeau dated December 20, 1939 and recorded in the Kennebec County Registry of Deeds in Deed Book 766, at Page 21. The lot or parcel of land hereinbefore described was formerly known as 105 Water Street, Waterville, Maine.

Lot No. 2 - EASTERLY about 22 feet by Water Street; southerly about 75 feet by said Libby Court; westerly about 40 feet by lot designated No. 5 Libby Court and northerly about 75 feet by land designated as said 105 Water Street.

THE SAID LENA CAREY acquired title to said Lot No. 2 under and virtue of a certain Deed from Eugene Picard dated October 13, 1949 and recorded as aforesaid in Deed Book 888, at Page 248. Lot No. 2 was formerly known as 107 Water Street, Waterville, Maine.

25

Lot No. 3 - SOUTHERLY a distance of about 75 feet on said Libby Court; westerly about 60 feet; northerly about 82 feet in a line parallel with said Libby Court and easterly about 40 feet by land designated as*145 Water Street and about 22 feet by said lot designated as 107 Water Street.

39-140

MARIE QUIRION under the name of Mary Jenness acquired title to said premises known as 5 Libby Court from Clara Picher, Executrix, under and by virtue of a certain Deed dated March 14, 1919 and recorded as aforesaid in Deed Book 574, at Page 88. Said Mary (Marie) predeceased her husband, Alexandra Quirion. The said Lena Carey acquired title in part and being a two-third interest therein under and by virtue of the Will of her mother, the said Marie Quirion and whose estate has been duly probated in the Kennebec County Probate Court - Docket No. 32976; the other one-third interest, the said Lena Carey acquired under and pursuant to the Will of her father, the said Alexandra Quirion and whose estate has been duly probated as aforesaid - Docket No. 36323.

LOT NOS. 1, 2 and 3, respectively, having been acquired by the said Grantor herein and Sherri L. Couture under and by virtue of a certain Warranty Deed from Herbert P. Carey who acquired title by devise from his said wife, Lena Carey, and who died testate and whose estate has been duly probated as aforesaid - Docket No. 45299, said Deed being a Warranty Deed in Joint Tenancy dated December 14, 1982 and recorded as aforesaid in Deed Book 2528, at Page 331; and REFERENCE should also be made to a certain Quitclaim Deed from the said Sherri L. Couture to the said Grantor herein of even date with these presents and to be recorded concurrently with this Warranty Deed as aforesaid.

REFERENCE should also be made to the Inventory of the Estate of the said Lena Carey which indicates, inter alia, the property hereby conveyed as consisting of three (3) separate but contiguous lots in the said City of Waterville, County and State as aforesaid. FURTHER REFERENCE should also be made to an Abstract of the Will of the said Lena Carey dated February 4, 1976 and recorded as aforesaid in Book 1886, at Page 320.

THE SAID GRANTOR HEREIN AND THE SAID SHERRI L. COUTURE were divorced on December 29, 1987 and reference should also be made to a certain Divorce Judgment on file with the District Court, District Seven, Division of Northern Kennebec, Waterville, Maine, Docket No. 87-DV-2115 for additional terms and orders of said Divorce Judgment.

SUBJECT, however, to: (1) Any and all covenants, restrictions, reservations, easements, conditions, mortgages and other rights appearing of record; and (2) such state of facts as an accurate survey may disclose.

* This is a typographical error from previous deeds and the correct street number should be 105 Water Street.

Jerry Thutue 3-31-92

39-140

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said THE KENNEBEC VALLEY COMMUNITY ACTION PROGRAM, INC., its successors

~~xxx~~ and assigns, to it and its ~~successors~~ use and behoof forever, SUBJECT as aforesaid.

And I do ~~renewant~~ with the said Grantee, its/ ~~heirs~~ ^{successors} and assigns,

that I am lawfully seized in fee of the premises, that they are free of all encumbrances; SUBJECT as aforesaid;

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that I and my heirs shall and will **warrant and defend** the same to the said

Grantee, its/ ^{successors} ~~heirs~~ and assigns forever, against the lawful claims and demands of all persons. SUBJECT as aforesaid.

In Witness Whereof, I, the said TERRY J. COUTURE

~~xxx~~

~~x husband/wife of the said~~

~~x joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other right~~

~~x in the above described premises,~~ have hereunto set my hand and seal this thirtieth

day of the month of March, A.D. 19 92.

Signed, Sealed and Delivered

in presence of

.....
.....
.....
.....
.....
.....
.....
.....

Terry J. Couture
Terry J. Couture

State of Maine, County of KENNEBEC, ss. March 30, 1992.

Then personally appeared the above named

TERRY J. COUTURE

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Ronald M. Roy
.....
Notary Public
Attorney at Law

Printed Name, Ronald M. Roy

Commission Expires: 10/03/93

RECEIVED KENNEBEC SS.

1992 APR -7 PM 3:46

ATTEST: *Norma Ruth Moore*
REGISTER OF DEEDS